

SACD PRODUCTS • NEW HOPE, MINNESOTA
REORDER BY PART NUMBER 8551
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SURVEYOR'S NARRATIVE:

We were asked by Justin Robb to perform this survey for the purpose of subdividing the parcel currently owned by Gary and Shelly Sorensen. Justin instructed me that the dividing line was to run Northeastly along an existing fence line within the property.

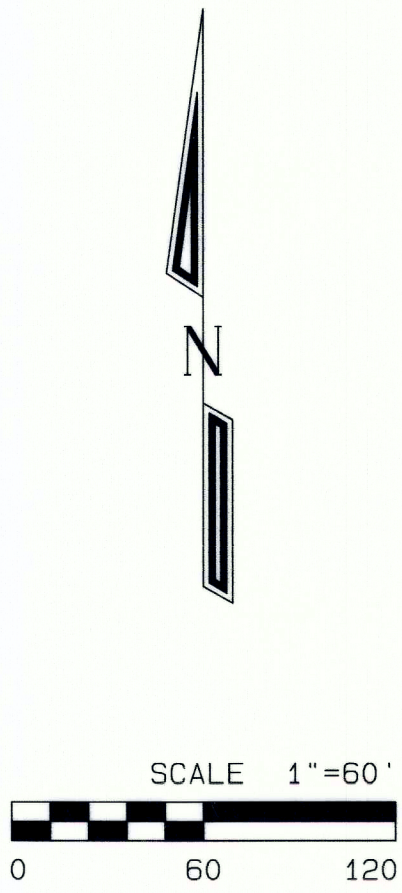
In process of the survey, the current vesting deeds to the subject and surrounding abutting parcels were compared for harmony in location along their common boundary lines, and were found to be in agreement with each other. Therefore there are no conflicts in their record locations.

The exterior property lines for the subject parcel were determined to be controlled and bounded by the State highway on the North, the lines of Government Lot 1 to the extreme East and on the South, and the Section line on the West, all as determined from the best available evidence as noted within the drawing.

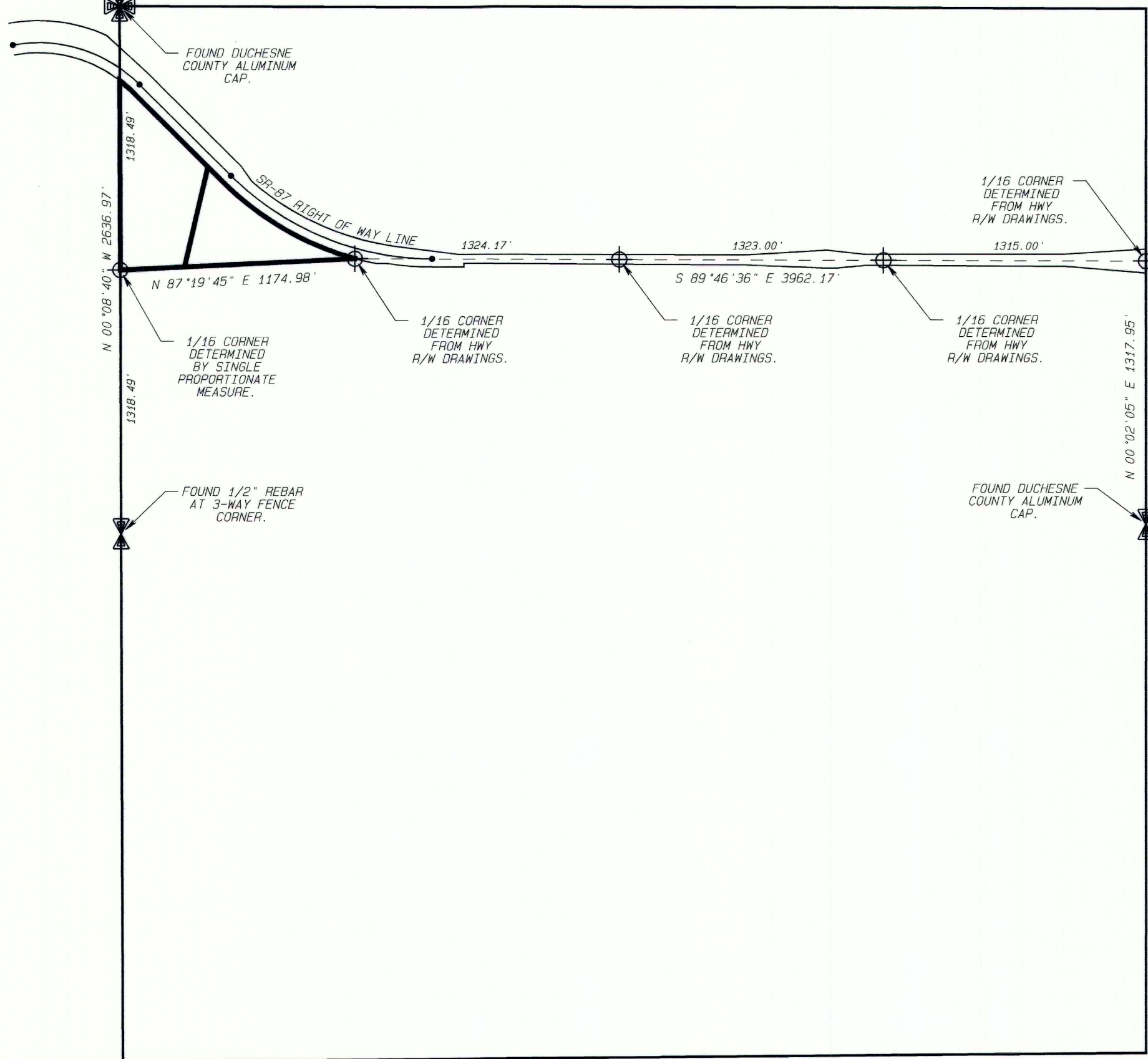
The resolution of the discrepancies between the record title lines as surveyed and the lines as fenced and occupied is beyond my expertise. They may however be remedied by a boundary line adjustment survey.

The Basis of Bearings for this survey is the Utah Coordinate System of 1983 Central Zone (State Plane coordinate system).

- SECTION CORNERS LOCATED IN THIS SURVEY.
- 1/4 SECTION CORNERS LOCATED IN THIS SURVEY.
- 1/16 SECTION CORNERS LOCATED IN THIS SURVEY.
- STATE ROAD RIGHT-OF-WAY MARKERS LOCATED.
- SET 5/8" REBAR WITH PLASTIC CAP STAMPED: CIVCO ENG LS 259966.



**TOWNSHIP 1 SOUTH, RANGE 4 WEST,
UTAH SPECIAL MERIDIAN, SECTION 31**



**GARY T. SORENSEN
MINOR SUBDIVISION**

LOCATED IN THE NORTHWEST QUARTER
NORTHWEST QUARTER OF SECTION 31,
TOWNSHIP 1 SOUTH, RANGE 4 WEST,
UTAH SPECIAL MERIDIAN

ORIGINAL LEGAL DESCRIPTION:

TOWNSHIP 1 SOUTH, RANGE 4 WEST, UTAH SPECIAL BASE & MERIDIAN, Section 31: Beginning at a point South along the said Section line 367.71 feet from the Northwest Corner of said Section; thence Southeasterly 87.43 feet along the arc of a 666.20 foot radius curve to the right, the long chord of which bears South 48°19' East 87.18 feet, thence South 45°09' East 646.50 feet, thence Southeasterly 87.40 feet along the arc of a 1482.70 foot radius curve to the left, to the East boundary line of Lot 1, the long chord bears South 61°19' East 825.40 feet; thence South 89°54' West parallel to the South boundary line of Lot 1 1247.64 feet to the Section line; thence North along the Section line 952.29 feet to the point of beginning. Basis of bearing: The Northwest Corner of (to) the West Quarter Corner of Section 31, as being South. (As recited in that Certain Warranty Deed recorded on June 21, 2011 as Entry #438012 in Book A621, Pages 178-179 of the Duchesne County Recorder's Office).

SUBDIVISION BOUNDARY DESCRIPTION:

TOWNSHIP 1 SOUTH, RANGE 4 WEST, UTAH SPECIAL MERIDIAN, SECTION 31: Beginning at the intersection of the West line of Section 31 and the Southerly Right-of-Way line of State Route 87, said intersection being South 00°08'40" East 370.96 feet (South 367.71 feet by record) from the Northwest corner of said Section, said point also being at the beginning of a non-tangent curve to the right having a radius point bearing South 37°43'07" West 666.20 feet and having a central angle of 07°10'09". Thence along the arc on said Right-of-Way line a distance of 83.36 feet (Southeasterly 87.43 feet by record); Thence South 45°06'44" East 647.36 feet (South 45°09' East 646.50 feet by record) along said Right-of-Way line to the beginning of a tangent curve to the left having a central angle of 29°34'56" and a radius of 1482.42 feet; Thence along the arc of said curve and Right-of-Way line a distance of 765.38 feet (Southeasterly 875.40 feet along the arc of a 1482.70 foot radius curve to the left - by record) to the East boundary line of Government Lot 1 (NW 1/4 NW 1/4); Thence South 00°13'24" West 1.38 feet to the Southeast corner of said Government Lot 1; Thence South 87°19'45" West 1174.98 feet (South 89°54' West 1247.64 feet by record) along the South line of said Government Lot 1 to the Southwest corner of said Government Lot 1; Thence North 00°08'40" West 947.53 feet (North 952.29 feet by record) along the West line of said Section 31 to the Point of Beginning. Contains 10.679 acres more or less. The Basis of Bearings being the Utah Coordinate System of 1983 Central Zone (State Plane coordinate system).

APPROVALS:

This is to certify that the property taxes on these parcels are paid and current as of this _____ day of _____, 20____.

Duchesne County Treasurer

Approved as a Minor Subdivision, this _____ day of _____, 20____.

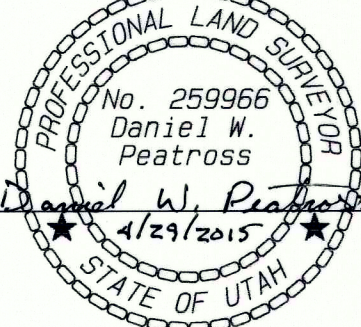
Duchesne County Planner

State of Utah)
County of Duchesne) SS
This is to certify that this plat was filed for recording in the County Recorder's Office on the _____ day of _____, 20____ at _____ o'clock and is duly recorded.
Book _____, Page _____, Filing No. _____.

Duchesne County Recorder

SURVEYOR'S CERTIFICATE:

I, Daniel W. Peatross, do hereby certify that I am a Licensed Professional Land Surveyor, and that I hold certificate No. 259966, as prescribed by the Laws of the State of Utah. I further certify that this survey as shown on this plat was conducted by myself, or under my direct supervision, and that the same is correct and true to the best of my knowledge and belief.



OWNER'S CERTIFICATION:

OWNERS OF RECORD:
Gary T. Sorensen and Shelly Rae Sorensen
20975 West State Highway 87, Talmage, Utah 84073

OWNER'S CERTIFICATION:
Know all men by these presence: that we the undersigned owners of those tracts of land shown hereon, have caused the same to be surveyed and platted for a Minor Subdivision. In witness hereof we have hereunto set our hands this _____ day of _____, 20____.

Landowner's Signatures

ACKNOWLEDGMENT
State of Utah)
County of Duchesne) SS
On the _____ day of _____, 20____,
personally appeared before me the signers of the above certification who duly acknowledged to me that they did execute the same.
My commission expires _____ Notary Public

LOT 1
5.639 ACRES

LOT 2
4.040 ACRES

CIVCO Engineering, Inc.
Civil Engineering Consultants
1256 West 400 South, Suite 1 P.O. Box 1758, Vernal, Utah 84708
(435) 789-5448 civco@civcoengineering.com

DATE RESEARCHED: APRIL, 2015	RESEARCHED BY: D. PEATROSS	PROJECT NO.: 15004
DATE SURVEYED: APRIL, 2015	SURVEYED BY: D. PEATROSS, M. BRIANT	SHEET: 1 OF 1
DATE DRAFTED: APRIL, 2015	DRAFTED BY: D. PEATROSS	DATE PLOTTED: APRIL 29, 2015

County Surveyor File # 3199